

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Doris A. Filling legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.30.1 to permit a lot width of 50' in lieu of the required 55'; side street setback of 9' in lieu of the required 25' and a rear yard setback of 25' in lieu of the required 30' (D.R. 5.5)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
We are requested this variance in order to build a house adjacent to mother, whom I am ill health.
This area is an old sub-division which was divided into 25' lots. The large majority of homes in this area are built on 50' lots.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Property Owner: Doris A. Filling
202 Patuxent Avenue 21237
Contract purchaser: Doris A. Filling
Legal Owner: Doris A. Filling
Address: _____
Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____ 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____ 1979, at 10:30 o'clock _____ A.M.

[Signature]
Zoning Commissioner of Baltimore County.
(over)

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 8, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mrs. Doris A. Filling
202 Patuxent Avenue
Baltimore, Maryland 21237

RE: Item No. 96
Petitioner - Doris A. Filling
Variance Petition

Dear M's. Filling:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to convey 50' feet of your existing property in order that a dwelling might be constructed on this site, this Variance request for lot width and side and rear setbacks is required. Particular attention should be afforded to the enclosed comments from the Department of Permits and Licenses.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:hk
Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

January 8, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #96 (1979-1980)
Property Owner: Doris A. Filling
N/W cor. Patuxent Ave. & Edgewater Ave.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' and a side setback of 9' in lieu of the required 25' and a rear setback of 25' in lieu of the required 30'.
Acres: 0.1148 District: 15th

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises Lots 258 through 262 of plats "Sheet 1 Plan D Chesaco Park", recorded W.P.C. 3, Folio 111 and W.P.C. 6, Folio 164.

Subdivision and/or resubdivision of property within Baltimore County is subject to Baltimore County Subdivision Regulations.

Highways:

Patuxent and Edgewater Avenues, existing public roads, are proposed to be improved in the future as 30-foot closed section roadways on 40 and 50-foot rights-of-way, respectively. Highway rights-of-way widenings, including a fillet area for sight distance at the intersection and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

Any construction and/or reconstruction of concrete sidewalks, curb and gutter, entrance, apron, etc. will be the full responsibility of the petitioner.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #96 (1979-1980)
Property Owner: Doris A. Filling
Page 2
January 8, 1980

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There are public 8 and 12-inch water mains in Patuxent and Edgewater Avenues, respectively. There is 18-inch public sanitary sewerage in Edgewater Avenue (Drawing #67-0310, File 1). The depth of this 18-inch R.C.S.P. Class IV sanitary sewer exceeds 20 feet; with drop house connections, including some twin connections. No service is to be provided to this sanitary sewer for any fixture below elevation 6.00 (Baltimore County Datum). The Petitioner will require a private sanitary sewer easement across lots 258 and 259 for the present house connection to the dwelling on this overall site, known as 202 Patuxent Avenue. The location of this service connection and proposed private utility easement is not shown on the submitted plan.

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:es

cc: J. Wimbley
J. Somers

1-SW Key Sheet
5 NE 24 Pcs. Sheet
NE 2 F Topo
96 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

February 5, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #96, Zoning Advisory Committee Meeting, December 4, 1979, are as follows:

Property Owner: Doris A. Filling
Location: NW/C Patuxent Ave. and Edgewater Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' and a side setback of 9' in lieu of the required 25' and a rear setback of 25' in lieu of the required 30'.
Acres: 0.1148
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

January 16, 1980

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #96, Zoning Advisory Committee Meeting of December 4, 1979, are as follows:

Property Owner: Doris A. Filling
Location: NW/C Patuxent Ave. & Edgewater Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55' and a rear setback of 25' in lieu of the required 30'.
Acres: 0.1148
District: 15th

Metropolitan water and sewer are available; therefore, no health hazards are anticipated.

Very truly yours,
Ian J. Forrest
IAN J. FORREST, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/fthc



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
(301) 855-7310

Paul H. Reincke
CHIEF

December 19, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner Doris A. Filling

Location: NW/C Patuxent Ave. & Edgewater Ave.

Item No. 96 Zoning Agenda: Meeting of 12/4/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet, along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____
- EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code" 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: George M. Maguire Noted and Approved: George M. Maguire
Planning Group Fire Prevention Bureau
Special Inspection Division

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, the Variance(s) should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,


IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of February, 1980, that the herein Petition for Variances to permit a lot width of 50 feet in lieu of the required 55 feet, a side street setback of 9 feet in lieu of the required 25 feet, and a rear yard setback of 25 feet in lieu of the required 30 feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Jan M.H. Jung
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit _____

Zoning Commissioner of Baltimore County


baltimore county
Department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFFERT
DIRECTOR

December 4, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #96 Zoning Advisory Committee Meeting, December 4, 1979 are as follows:

Property Owner: Doris A. Filling
Location: NW Patuxent Ave. & Edgewater Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: _____
Variance to permit a lot width of 50' in lieu of the required 55' and a side setback of 9' in lieu of the required 25' and a rear setback of 25' in lieu of the required 30'.
Acres: 0.1118
District: 15th

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1979 Edition and the 1971 Supplement, and other applicable codes.

X B. A building permit shall be required before construction can begin.

C. Additional _____ Permits shall be required.

D. Building shall be upgraded to new use - requires alteration permit.

E. Three sets of construction drawings will be required to file an application for a building permit.

X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal may be required to file an application for a building permit.

G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.

H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

X J. Comment: Building is located in a tidal area and may be subject to compliance with the attached Section 320.0
NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj

Subsection 320.1 General Requirements. All buildings and structures hereafter erected or moved in areas in Baltimore County as designated by the Department of Public Works of Baltimore County and which are subject to inundation by tidal water, surface water or running streams shall have floor elevations and watertightness as set forth in this Code.

Subsection 320.2 Areas Subject to Inundation by Tidelwaters

a. Where buildings are built in areas subject to inundation by tidewater, the first or main floor elevation shall not be lower than 10 feet above mean low tide. Such buildings shall be supported on piles, reinforced concrete piers, monolithic concrete foundations or other approved means of support.

b. Where basements or other floors are constructed below 10 feet above mean low tide, the enclosure walls and floor construction shall be of monolithic construction of concrete of sufficient strength and specifically designed for watertightness and hydrostatic pressure, as certified by a Professional Engineer registered in the State of Maryland. Such walls shall be made watertight by membrane waterproofing on the exterior face and the membrane protected by 1 inch minimum cement plaster ceiling. All floors below 10 feet above mean low tide shall be made watertight by membrane waterproofing on 3 inch minimum concrete floor sub-base.

c. All stairways for windows, doors, and other openings below 10 feet above mean low tide shall be made watertight as required for walls and floors as set forth in this Code.

d. All stairways for windows, doors, and other openings below 10 feet above mean low tide shall be connected by service weight cast iron soil pipe to an adequate sump pump located in the basement and discharging to elevation not less than 10 feet above mean low tide; the said pump shall have a discharge capacity of not less than 15 gallons per minute.

e. Crawl spaces under floors of buildings or structures below 10 feet above mean low tide shall have enclosure walls conforming to the requirements of this Code except such enclosing walls may be of concrete masonry units set in mortar and shall be capable of withstanding the hydrostatic pressure. All openings to the crawl spaces, including access doors, shall be enclosed to an elevation of not less than 8 1/2 feet above mean low tide. The crawl space vents and enclosures shall be drained by cast iron soil pipe with a proper backwater valve, and shall discharge to the adjacent grade or into an approved drainage system.

Subsection 320.3 Areas Subject to Inundation by Surface Waters on Running Streams.

a. The first or main floor elevation of buildings subject to inundation by surface water or streams shall be not less than 2 feet above the flood level as determined by the Department of Public Works of Baltimore County, or at such elevation as may be necessary to grade a lot to prevent flooding of the same. Construction shall be in conformity with the requirements set forth in this Code, titled "Areas Subject to Inundation by Tidelwaters."

b. All basement or other floors below the first or main floor shall be in conformity with the requirements set forth in this Code.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NW corner of Patuxent Ave. and : OF BALTIMORE COUNTY
Edgewater Ave., 15th District :
DORIS A. FILLING, Petitioner : Case No. 80-157-A

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 1st day of February, 1980, a copy of the foregoing Order was mailed to Doris A. Filling, Ronald G. Filling, and Bonnie J. Filling, Petitioner and Contract Purchasers, 202 Patuxent Avenue, Baltimore, Maryland 21237.

John W. Hession, III
John W. Hession, III

DESCRIPTION FOR VARIANCE

Located on the northwest corner of Patuxent Avenue and Edgewater Avenue, being Lot #258 and 259, as shown on plat of Chesaco Park, Plan C, recorded in the Land Records of Baltimore County in Plat book 3, folio 111. Also known as 202 Patuxent Avenue.

PETITION FOR VARIANCE
15th District

ZONING: Petition for Variance for lot width, side street setback and rear yard setback

LOCATION: Northwest corner of Patuxent Avenue and Edgewater Avenue

DATE & TIME: Tuesday, February 19, 1980 at 10:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a lot width of 50 feet in lieu of the required 55 feet, and side street setback of 9 feet in lieu of the required 25 feet, and a rear yard setback of 25 feet in lieu of the required 30 feet (D.R. 5.5)

The Zoning Regulation to be excepted as follows:

Section 1B02.30.1 - Development Standards for Small Lots or Tracts

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Doris A. Filling, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, February 19, 1980 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
(301) 494-3610

WILLIAM E. HAMMOND
ZONING COMMISSIONER

February 5, 1980

Ms. Doris A. Filling
202 Patuxent Avenue
Baltimore, Maryland 21237

RE: Petition for Variance, NW/C Patuxent Avenue and Edgewater Avenue
Case No. 80-157-A

Dear Sir:

This is to advise you that \$16.25 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,
William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH:ej

NOTICE OF HEARING

RE: Petition for Variance - NW/C of Patuxent Avenue and Edgewater Avenue
Case No. 80-157-A

TIME: 10:30 A.M.

DATE: Tuesday, February 19, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

William E. Hammond
WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

cc: Boyd Construction Co.
9808 Foxhill Road
Perry Hall, Maryland 21123

Mr. & Mrs. Ronald G. Filling
202 Patuxent Avenue
Baltimore, Maryland 21237

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
John D. Seyffert, Director
Office of Planning and Zoning
Date: February 7, 1980
FROM: Petition No. 80-157-A
SUBJECT:

Petition for Variance for lot width, side street setback and rear yard setback
Northwest corner of Patuxent Avenue and Edgewater Avenue
Petitioner: Doris A. Filling

FIFTEENTH DISTRICT

HEARING: Tuesday, February 19, 1980 (10:30A.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:ob

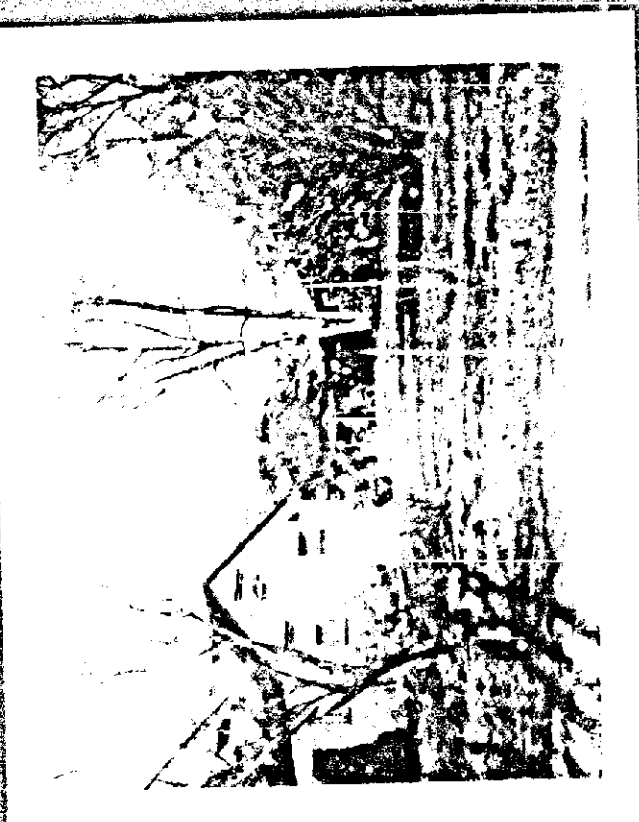
DESCRIPTION FOR VARIANCE

Located on the northwest corner of Patuxent Avenue and Edgewater Avenue, being Lot #258 and 259, as shown on plat of Chesaco Park, Plan C, recorded in the Land Records of Baltimore County in Plat book 3, folio 111. Also known as 202 Patuxent Avenue.

PETITION FOR VARIANCE

15th District
Zoning: Petition for Variance for lot width, side street setback and rear yard setback
Location: Northwest corner of Patuxent Avenue and Edgewater Avenue
Date & Time: Tuesday, February 19, 1980 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance to permit a lot width of 50 feet in lieu of the required 55 feet and side street setback of 9 feet in lieu of the required 25 feet and a rear yard setback of 25 feet in lieu of the required 50 feet (D.R. 5.5).
The Zoning Regulation to be excepted as follows:
Section 1902.37.1
Development Standards for Small Lots or Tracts
All that parcel of land in the Fifteenth District of Baltimore County.
Located on the northwest corner of Patuxent Avenue and Edgewater Avenue, being Lot 258 and 259, as shown on plat of Chesaco Park, Plan C, recorded in the Land Records of Baltimore County in Plat book 3, folio 111. Also known as 202 Patuxent Avenue.
Being the property of Doris A. Filling, as shown on plat plan filed with the Zoning Department.
Hearing Date: TUESDAY, FEBRUARY 19, 1980 AT 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
BY ORDER OF: WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County

Bel Air, Md. Jan 31 1980
This is to Certify, That the annexed
Petition
for
Variance
was inserted in THE ESSEX TIMES, a newspaper printed and published in Harford County, once in each of one successive weeks before the 19th day of Feb. 1980
Publisher.



CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 2/12/80
Posted for: William E. Hammond
Petitioner: Doris A. Filling
Location of property: Northwest corner of Patuxent Ave. & Edgewater Ave.
Location of Signs: Corner of Property - facing Patuxent & Edgewater
Remarks:
Posted by: William E. Hammond Date of return: 2/17/80
Signature

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 31, 1980
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once each of one time before the 19th day of February, 1980, the date of publication appearing on the 31st day of January, 1980.

THE JEFFERSONIAN
Franklin S. Smith, Manager

Cost of Advertisement, \$.....

PETITION FOR VARIANCE
15th DISTRICT
ZONING: Petition for Variance for lot width, side street setback and rear yard setback
LOCATION: Northwest corner of Patuxent Avenue and Edgewater Avenue
DATE & TIME: Tuesday, February 19, 1980 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance to permit a lot width of 50 feet in lieu of the required 55 feet and side street setback of 9 feet in lieu of the required 25 feet and a rear yard setback of 25 feet in lieu of the required 50 feet (D.R. 5.5).
The Zoning Regulation to be excepted as follows:
Section 1902.37.1 - Development Standards for Small Lots or Tracts
All that parcel of land in the Fifteenth District of Baltimore County.
Located on the northwest corner of Patuxent Avenue and Edgewater Avenue, being Lot Nos. 258 and 259, as shown on plat of Chesaco Park, Plan C, recorded in the Land Records of Baltimore County in Plat Book 3, folio 111. Also known as 202 Patuxent Avenue.
Being the property of Doris A. Filling, as shown on plat plan filed with the Zoning Department.
Hearing Date: TUESDAY, FEBRUARY 19, 1980 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of: WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County
Jan. 31

2-3-81
Mrs. Doris A. Filling
202 Patuxent Ave.
Baltimore, Md. 21237
Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, MD 21204

Re: Petition for Variance - NW/C of Patuxent Avenue and Edgewater Avenue - Case No. 80-157-A

Dear Mr. Hammond:

Please be advised that Mr. Barrett F. Smith, Jr. will attend the Variance Hearing on Tuesday, February 19, 1980, as my representative

I will not be able to attend the hearing as I am currently on call & must remain available for jury duty in Federal Court. My responsibilities for jury duty do not end until March 1, 1980.

Sincerely,
Mrs. Doris A. Filling
Mrs. Doris A. Filling

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494 3553

WILLIAM E. HAMMOND
ZONING COMMISSIONER

February 26, 1980

Ms. Doris A. Filling
202 Patuxent Avenue
Baltimore, Maryland 21237

RE: Petition for Variances
NW/corner of Patuxent Avenue and Edgewater Avenue - 15th Election District
Doris A. Filling - Petitioner
NO. 80-157-A (Item No. 96)

Dear Ms. Filling:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,
Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. & Mrs. Ronald G. Filling
202 Patuxent Avenue
Baltimore, Maryland 21237

John W. Hessian, II, Esquire
People's Counsel

Mrs. Doris A. Filling
202 Patuxent Avenue
Baltimore, Maryland 21237

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

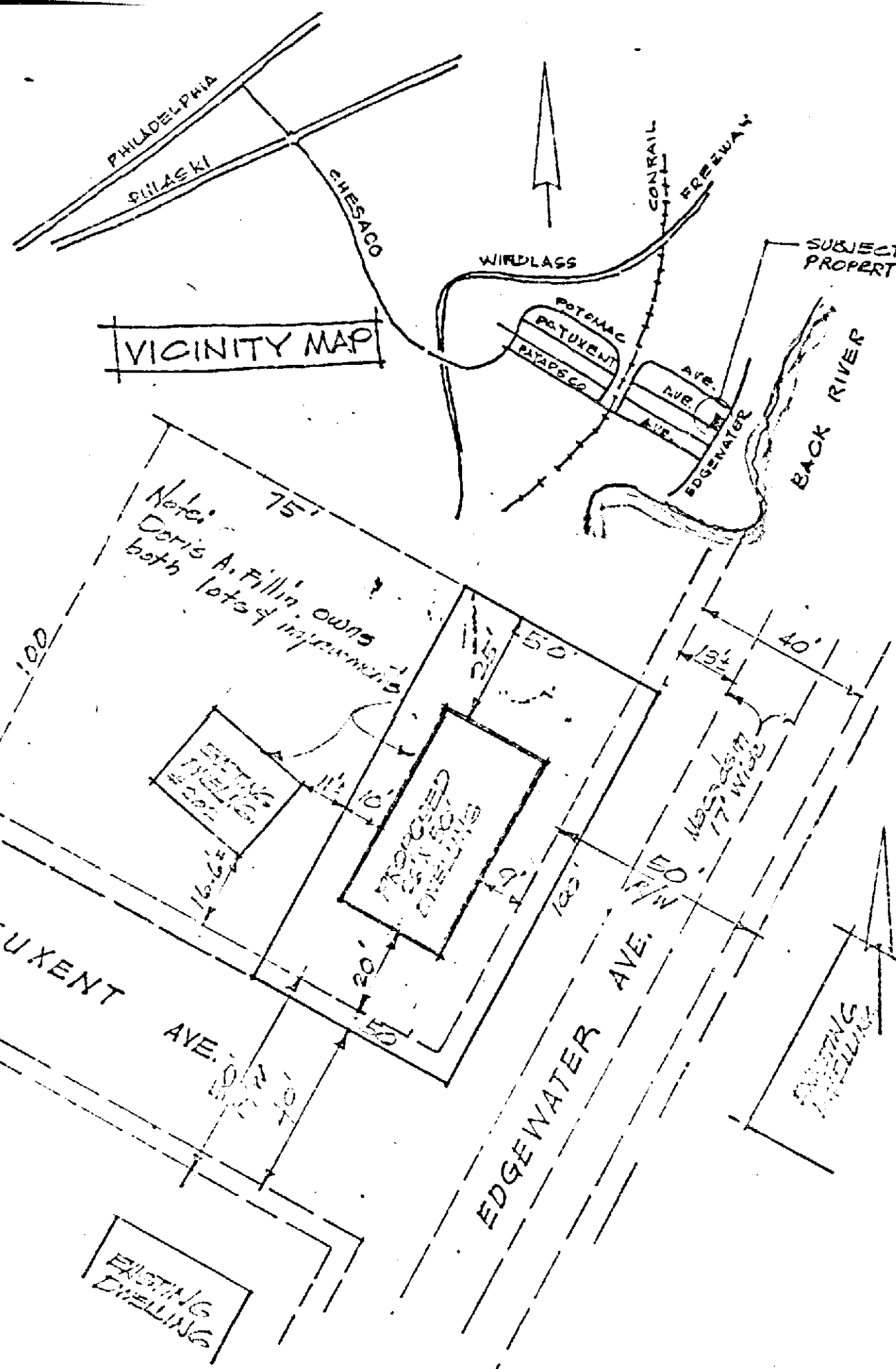
Your Petition has been received and accepted for filing this 4th day of December, 1979.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Doris A. Filling

Petitioner's Attorney

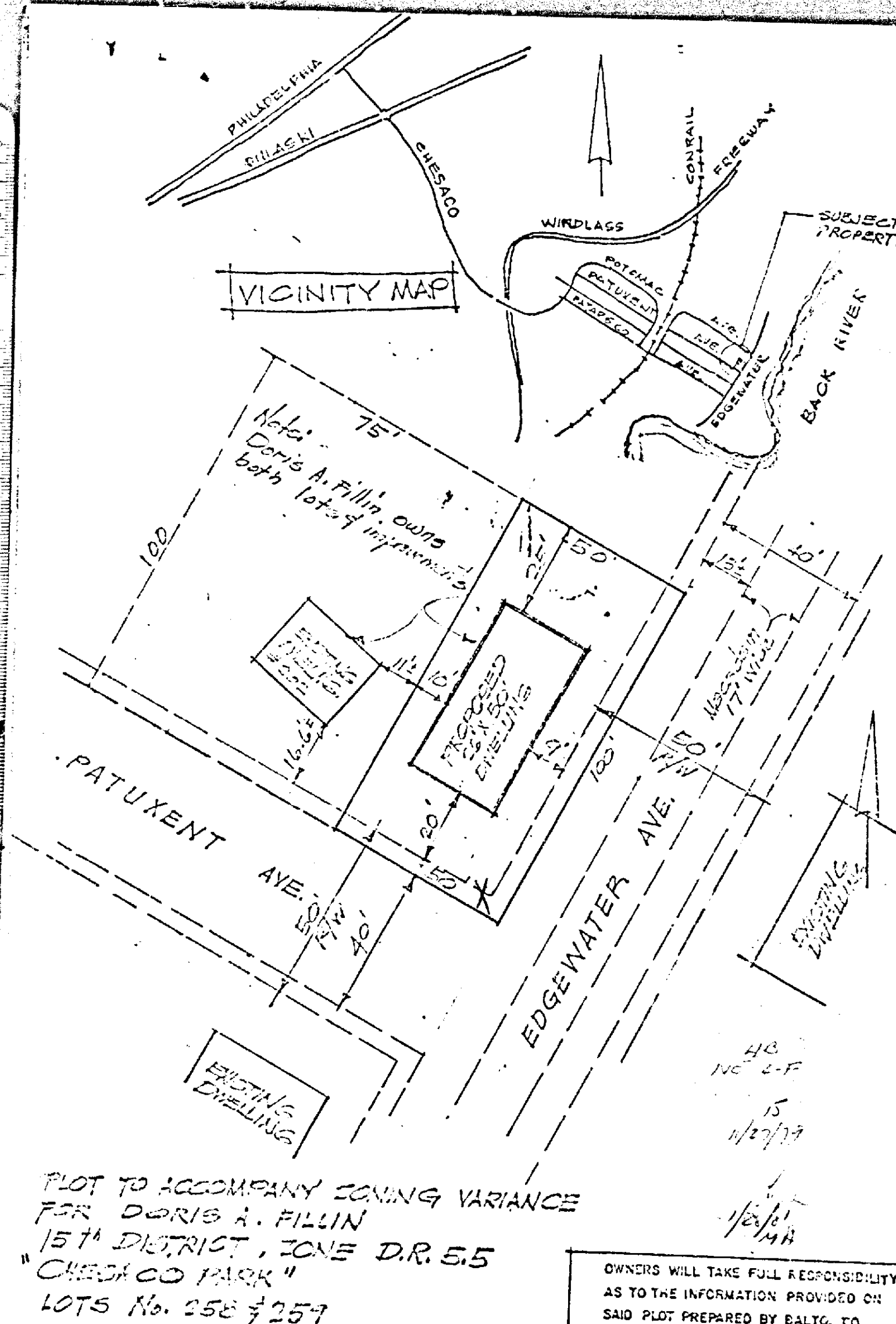
Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee



PLOT TO ACCOMPANY ZONING VARIANCE FOR DORIS A. FILLIN
15th DISTRICT, ZONE D.R. 5.5
"CHESACO PARK"
LOTS No. 258 & 259

EXISTING UTILITIES IN THE STREET
SCALE: 1"=30'

OWNERS WILL TAKE FULL RESPONSIBILITY AS TO THE INFORMATION PROVIDED ON SAID PLOT PREPARED BY BALTO. CO.
Doris A. Filling 11-30-79
OWNER DATE



PLOT TO ACCOMPANY ZONING VARIANCE FOR DORIS A. FILLIN
15th DISTRICT, ZONE D.R. 5.5
"CHESACO PARK"
LOTS No. 258 & 259

EXISTING UTILITIES IN THE STREET
SCALE: 1"=30'

OWNERS WILL TAKE FULL RESPONSIBILITY AS TO THE INFORMATION PROVIDED ON SAID PLOT PREPARED BY BALTO. CO.
Doris A. Filling 11-30-79
OWNER DATE

BALTIMORE COUNTY, MARYLAND OFFICE OF PLANNING & ZONING MISCELLANEOUS CASH RECEIPT	DATE: February 12, 1980 AMOUNT: \$15.05 FOR: Advertising and Posting for Case No. 80-157-A	NO. 85532 Filing Fee for Case No. 80-157-A	250044
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